



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

648 KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012-2713

TELEPHONE
(213) 974-1930
FACSIMILE
(213) 613-4751
TDD
(213) 633-0901

MARY C. WICKHAM
Interim County Counsel

November 3, 2015

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

The Honorable Board of Supervisors
County of Los Angeles

383 Kenneth Hahn Hall of Administration #11 of November 3, 2015
500 West Temple Street
Los Angeles, California 90012

Agenda No. 8
05/26/15


PATRICK OGAWA
ACTING EXECUTIVE OFFICER

**Re: PROJECT NO. R2013-01249-(1)
CONDITIONAL USE PERMIT NO. 2013-00068-(1)
FIRST SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:


Your Board previously conducted a public hearing on the above-referenced project to authorize the sale of beer and wine for off-site consumption for an existing convenience market located at 1401 Valinda Avenue, in the unincorporated community of Valinda.

At the conclusion of the hearing, you indicated your intent to approve the conditional use permit and instructed our office to prepare findings and conditions for your approval. Enclosed are findings and conditions for your consideration.

Very truly yours,

MARY C. WICKHAM
Interim County Counsel

By


ELAINE M. LEMKE
Principal Deputy County Counsel
Property Division

APPROVED AND RELEASED:


THOMAS J. FAUGHNAN
Senior Assistant County Counsel

EML:ph

Enclosures

c: Sachi A. Hamai, Interim Chief Executive Officer
Patrick Ogawa, Acting Executive Officer, Board of Supervisors

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
PROJECT NO. R2013-01249-(1)
CONDITIONAL USE PERMIT NO. 2013-00068-(1)**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing on May 26, 2015, in the matter of Project No. R2013-01249-(1) ("Project"), consisting of Conditional Use Permit No. 2013-00068-(1) ("CUP"). The County Regional Planning Commission ("Commission") previously conducted a duly-noticed public hearing on the Project on September 18, 2013.
2. The permittee, 7-Eleven, Inc. ("7-Eleven" or "Permittee"), requests the CUP to authorize the sale of beer and wine for off-site consumption at a 2,931-square-foot 7-Eleven convenience store located in a recently developed 2.88-acre shopping center at 1401 Valinda Avenue in the unincorporated community of Valinda ("Project Site") in the C-1 (Restricted Business) zone pursuant to Los Angeles County Code ("County Code") section 22.28.110. Twenty-three parking spaces are located at the Project Site.
3. The Project Site is located in the Puente Zoned District and is located within the 1-Low Density Residential land use category of the County General Plan ("General Plan").
4. Surrounding zoning within a 500-foot radius includes:

North: C-1;
South: RPD-1-6.6U (Residential Planned Development – 1 Acre Minimum Required Area – 6.6 Dwelling Units per Acre);
East: C-1; and
West: C-1; R-A-6000 (Residential Agricultural – 6,000 square feet Minimum Required Area).
5. Surrounding land uses within a 500-foot radius of the Project Site which contains a shopping center include:

North: Shopping center;
South: Multi-family residences, single-family residences;
East: Church, gas station, commercial, single-family residences; and
West: Commercial, single-family residences.
6. The Project Site has been zoned C-1 since April 8, 1960. On April 14, 2008, Plot Plan No. 2007-01565 was approved for development of a 6,132-square-foot commercial retail center including the 7-Eleven, and one new monument sign.
7. The site plan for the Project depicts the now-operating 2,031-square-foot 7-Eleven convenience store located in the recently developed shopping center

containing 23 parking spaces on the northwest corner of Valinda Avenue and Maplegrove Street. The 7-Eleven is open 24 hours a day and alcohol sales will be prohibited from 2:00 a.m. to 6:00 a.m., each day of the week, consistent with California law. The applicant proposes to further restrict its sale of alcoholic beverages during service times of a nearby church, prohibiting sales one hour prior to the services and resuming one hour after the services. The shelf space devoted to alcohol sales will be limited by Project conditions to not more than 5 percent of the 7-Eleven's total shelf space.

8. The Project Site is accessible via a driveway from Valinda Avenue. In addition, an exit-only driveway is provided from the shopping center onto Maplegrove Street.
9. The County Sheriff's Department ("Sheriff's Department"), Industry Station, recommends approval of the Project because crime has not been a major problem at the Project Site based on the site's call-for-service history. The Sheriff's Department reported that the crimes database for the subject property revealed no calls for service related to the Project Site and two alarm calls at a nearby liquor store. The California Department of Alcoholic Beverage Control ("ABC") reports that the subject property is located in a high crime reporting district and in a census tract that has an undue concentration of businesses with alcoholic beverage licenses. Project conditions will require the applicant to purchase two of the existing alcoholic beverage licenses, using one and retiring the other, so that the number of such ABC licenses in the census tract will be decreased by one.
10. Sale of alcoholic beverages at businesses located in the C-1 Zone is permitted if a CUP is obtained pursuant to sections 22.56.090 and 22.56.195 of Title 22 of the County Code. Among nearby commercial uses, there are four establishments located within 500 feet of the Project Site that sell alcohol, two of those located in an adjacent shopping center, one located across the street, and the other such business is located approximately 200 feet away on Maplegrove Street. One of those businesses is a convenience market similar to the Project but the Project operates under a different business model than the other three nearby businesses selling alcohol.
11. One sensitive use, a church, is located within 600 feet of the Project Site. As indicated in Finding No. 7 above, 7-Eleven proposes to prohibit alcohol sales one hour before, during, and one hour after church services and the Project conditions shall include such a prohibition. The Board finds that with those conditions the Project will not adversely affect the use of the church.
12. The Board finds that the 7-Eleven provides a variety of products in addition to the proposed sale of beer and wine. It is located in an urbanized area with a mix of residential, retail, and other commercial uses. The parking lot for the Project will be sufficiently lit and the Permittee uses security cameras, both of which will help deter crime in the immediate area.

13. Residential properties located west of the Project Site are buffered from the Project by an adjacent shopping center and block wall. Maplegrove Street and a block wall buffer residential uses located south of the Project. Residential uses located east of the Project are buffered by Valinda Avenue and neighboring commercial uses while residential uses located north of the Project are buffered by an adjacent shopping center.
14. The Board finds that the Project qualifies for a Class 3, New Construction or Conversion of Small Structures, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), pursuant to the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because selling of wine and alcohol for off-site consumption of an operating convenience market will not cause any significant environmental effects.
15. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
16. A duly-noticed public hearing was held by the Commission on September 18, 2013, for the Project. After a presentation about the Project by Regional Planning staff, two 7-Eleven representatives spoke in favor of the Project. Residents from the area, business owners, and property owners testified in opposition to the Project. They asserted that the Project would be detrimental to local businesses, increase crime, and increase incidents of public intoxication and driving while intoxicated. In response to the comments, the Commission directed that additional conditions be imposed. The Commission then closed the public hearing and approved the CUP subject to adding the Commission's additional conditions.
17. Pursuant to section 22.60.230 of the County Code, Luis A. Torres appealed the Commission's approval of the Project to the Board, thereby requiring a public hearing at the Board regarding the Project.
18. At the Board's May 26, 2015, public hearing on the Project, Regional Planning staff briefly outlined the Project, explained that the Commission had approved the Project, and that its approval was appealed to the Board by an opponent of the Project. Staff recommended that the appeal be denied, that the Board uphold the Commission decision, and approve the CUP.
19. There were 13 speakers at the Board's public hearing; five in favor of the Project, and eight opposed. Those speaking in favor of the Project included three representatives of 7-Eleven, one of their consultants, and a neighborhood resident. In addition, 17 people who were identified as being from the neighborhood and in support of the Project waived their time to speak, but indicated their support by standing during the testimony of one of the Project proponents. The 7-Eleven representatives provided information on company

policies and practices to control alcohol sales, which include locked display doors during non-selling hours, special employee training, and register-related controls to prevent sales of alcohol to under-aged individuals. A 7-Eleven representative also testified that space at the market would be provided to the Sheriff's Department for its use.

20. Those speaking in opposition to the Project at the Board hearing included the appellant, who is a minister at a nearby church, neighborhood residents, an employee of a competing business, and two other interested parties. Their testimony focused on the abundance of locations in the area from which to purchase alcohol, concerns about the potential for increased crime and loitering, and potential negative impacts on children.
21. After completion of public testimony, the Board discussed the Project, closed the public hearing, and indicated its intent to approve the Project. The Board's discussion pointed out the reduction of ABC licenses in the relevant census tract due to the Permittee's purchase of two licenses and termination of one of those, increased lighting in the parking area, the provision of space in the convenience market for use by the Sheriff's Department, other amenities of the store, and improvements to the property by the development of the market and shopping center.
22. The Board finds that the Project Site is located within the 1-Low Density Residential land use category of the General Plan effective at the time of the hearings. This land use designation is intended for areas suitable for single-family detached housing units, including large lot estates and suburban tract developments. The Board finds that while the intent of the classification is to maintain the character of existing low-density residential neighborhoods and to provide additional areas to accommodate future market demand, the designation does not preclude commercial uses. Small markets, including those that sell beer and wine for off-site consumption, are a compatible use for a low-density residential neighborhood. As such, the Board finds that the 7-Eleven as proposed is consistent with the permitted uses of the underlying land use category. The General Plan Update designated this parcel as a CG-General Commercial land use category. The Board finds that the Project is also compatible with that commercial land use designation.
23. The Board finds that the following policies of the General Plan are applicable to the proposed project: (a) promotes the recognition and orderly development of the regional core and linear activity areas; (b) maintains and reinforces the multi-focused pattern of regional linear activity areas and centers; and (c) encourages a strong, diversified economy that will provide business opportunities, an adequate number of jobs for the County's labor force, and an improved standard of living. The Board finds that the Project will add to the existing economic and commercial activity at the intersection of Valinda Avenue and Maplegrove Street. The addition of a 7-Eleven convenience store that sells

beer and wine for off-site consumption diversifies the business makeup of the neighborhood and provides an additional service to the community.

24. The Board finds that the Project complies with the C-1 Zone development standards set forth in section 22.28.210 of the County Code related to parking requirements, yard setbacks, architectural design and general appearance, height limits, and outside display and storage.
25. The Board finds that 7-Eleven undertakes numerous measures and policies to ensure the safe sale of beer and wine. These measures include locked doors on alcohol display cabinets during hours when alcohol sales are prohibited, cash register controls that trigger requirements to check identification cards or licenses to prevent sales of alcohol to minors, limitation of shelf space devoted to alcohol sales to 5 percent of the total shelf space consistent with the County Code, and specialized training of employees regarding alcohol sales.
26. At the time of the Board hearing, four other businesses located within a 500-foot radius of the Project also sold alcohol. Although this satisfies the standard for an undue concentration under Section 22.56.195 of the County Code, the Board finds that the sale of beer and wine for off-site consumption at the 7-Eleven would serve the convenience and necessity of the surrounding community by providing products and services that are consistent with other markets, but in a different type of setting. In addition, the permittee is purchasing two alcoholic beverage licenses from the relevant census tract and plans to retire one of those licenses. Moreover, the Board finds that because shelf space devoted to the sale of alcoholic beverages will occupy no more than 5 percent of the 7-Eleven's total shelf space, it is unlikely that customers will shop at 7-Eleven to purchase beer and wine only. However, 7-Eleven customers will find that the purchase of beer or wine, along with other general merchandise and groceries, is a convenience. Thus, the Board further finds that the sale of beer and wine at the 7-Eleven is compatible with the surrounding neighborhood, provides a needed service to the community, and the public convenience and necessity outweigh the fact that the Project Site is located within a 500-foot radius of other establishments that sell alcoholic beverages.
27. The Board finds that 7-Eleven, located at Valinda Avenue and Maplegrove Street, is appropriately served and accessed via those public streets. As such, the Project is adequately served by highways and streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use will generate. The Board also finds that the Project will not increase the current demand of other public or private service facilities at the Project Site and that those services are adequate to serve the Project.

28. The Board finds that there is one sensitive use, a church, located within a 600-foot radius of the Project Site. The Board finds that Project conditions will ensure that the Project does not have an adverse impact on the use of the church.
29. The 7-Eleven is located in a commercially-zoned property and this new business, including sale of beer and wine for off-site consumption, adds to the retail mix of the neighborhood. The Board finds that the proposed use will not adversely affect the economic welfare of the nearby community.
30. The Board finds that the Project Site is part of a newly developed shopping center and the exterior appearance of the structure is consistent with other properties in the immediate neighborhood.
31. The Board finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 15 years.
32. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the Project Site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
- C. The Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The Project Site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

- E. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.
- F. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area.
- G. The public convenience or necessity for an additional facility selling beer and wine for off-site consumption outweighs the fact that it is located within a 500-foot radius of other facilities selling alcoholic beverages for off-site consumption, and the shelf space devoted to alcoholic beverages is limited to not more than 5 percent of the total shelf space in the establishment.
- H. The requested use at the proposed location will not adversely affect the economic welfare of the surrounding community.
- I. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within said neighborhood.

THEREFORE, THE BOARD:

- 1. Finds that the Project is exempt from CEQA pursuant to section 15301 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
- 2. Approves Conditional Use Permit No. 2013-00068-(1), subject to the attached conditions.

CONDITIONS OF APPROVAL
PROJECT NO. R2013-01249-(1)
CONDITIONAL USE PERMIT NO. 2013-00068-(1)

1. This grant authorizes the sale of beer and wine for off-site consumption (Type 20 alcohol license) at a 7-Eleven convenience store ("7-Eleven").
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition No. 11. Notwithstanding the foregoing, this Condition No. 3 and Condition Nos. 5, 6, and 10 shall be effective immediately upon the date of final approval of this grant by the County.
4. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the Los Angeles County Code ("County Code").
5. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
6. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code section 2.170.010.

7. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall record the terms and conditions of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
9. This grant shall terminate on the date that is 15 years after the date of the final approval of this grant, and entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new conditional use permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
10. This grant shall expire unless used within two years from the date of final approval of the grant. A single one-year time extension may be requested in writing with the payment of the applicable fee prior to such expiration date.
11. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance

with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of \$2,000. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for five annual inspections for the first five years of the grant and five biennial (one every other year) inspections thereafter. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
13. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
14. All development pursuant to this grant shall conform with the requirements of County Department of Public Works to the satisfaction of said department.
15. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
16. The permittee shall maintain the subject property in a neat and orderly fashion and shall maintain free of litter all areas of the premises over which the permittee has control.
17. All structures, walls, and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly

relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

18. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, three copies of a modified Exhibit "A" shall be submitted to Regional Planning within 60 days of the date of final approval. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit three copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and the applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS – CONDITIONAL USE PERMIT (SALE OF ALCOHOLIC BEVERAGES)

19. This grant shall allow the sale of beer and wine at 7-Eleven for off-site consumption.
20. The conditions of this grant shall be retained on the premises at all times and shall be made available upon request of any County Sheriff, Zoning Inspector, or Department of Alcoholic Beverage Control agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein.
21. Prior to use of their grant, the permittee shall purchase two ABC licenses for businesses in the relevant census tract and retire one of these licenses.
22. Loitering shall be prohibited on the subject property, including loitering by employees of the permittee. Signage in compliance with Part 10 of section 22.52 of the County Code shall be placed on the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary.
23. The permittee and all managers and designated employees of the establishment who are in the practice of selling alcoholic beverages shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by the State of California Department of Alcoholic Beverage Control. All new designated employees shall be required to attend. The permittee shall display a certificate or

plaque in a publicly accessible area of the establishment such as the lobby, indicating they have participated in this program. Proof of completion of the facilities' training program by employees, the permittee, and all managers shall be available upon request.

24. The permittee shall not advertise the sale of alcoholic beverages on the exterior of any structure on the subject property including windows, walls, fences, or similar structures.
25. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.
26. The permittee shall post or otherwise provide telephone numbers of local law enforcement agencies at or near the cashier, or similar public service area. Such telephone numbers shall be visible by and available to the general public.
27. The consumption of alcoholic beverages shall be prohibited on the subject property. The permittee shall post signage on the premises prohibiting consumption of alcoholic beverages on the premises.
28. No sale of alcoholic beverages shall be made from a drive-up or drive-thru window.
29. Alcohol sales shall be prohibited between 2:00 a.m. to 6:00 a.m., seven days a week, consistent with California state law.
30. In addition, alcohol sales shall not coincide with the service times at Iglesia De Cristo Restauracion Bethel located at 1414 Valinda Avenue. Alcohol sales shall be prohibited one hour before the start of church services and may not resume until at least one hour after the conclusion of church services.
31. No display of alcoholic beverages shall be made from an ice tub.
32. The shelf space devoted to alcoholic beverages shall be limited to no more than 5 percent of the total shelf space of the market. The permittee shall display alcoholic beverages only in the cooler or shelving designated for storage of said beverages as depicted on the "shelf plan" labeled Exhibit "A." No additional display of alcoholic beverages shall be provided elsewhere on the premises.
33. No alcoholic beverages shall be displayed within five feet of the cash register or the front door unless it is in a permanently affixed cooler.
34. Coolers that display alcoholic beverages shall be locked at all times and shall only be opened upon customer request. No alcoholic beverages shall be displayed on open shelving.

35. Beer in containers of 16 fluid ounces (pint) or less shall not be sold by single container, but must be sold in manufacturer pre-packaged multi-unit quantities. The permittee shall post signs on the coolers and cashier station stating the selling of such single containers of beer of 16 fluid ounces (pint) or less is prohibited.
36. There shall be no wine, with the exception of wine coolers, sold in containers of less than 750 milliliters. No miniatures of any type may be sold. Wine coolers shall not be sold in less than four-pack quantities.
37. No malt liquors and/or malt based products with alcoholic content greater than 5 percent by volume shall be sold.
38. The licensed premises shall have no coin operated amusements, such as pool tables, juke boxes, video games, small carousel rides or similar riding machines, with the exception of official State Lottery machines.
39. Employees on duty after 10:00 p.m., shall be at least 21 years of age.
40. The permittee shall provide adequate lighting above all entrances and exits to the premises and within parking areas.
41. All lighting required by this grant shall be of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons within lighted areas during operating hours and shall be designed so as to direct light and glare only onto the facility premises. Said lighting and glare shall be deflected, shaded, and focused away from all adjoining properties.
42. All litter and trash shall be collected regularly from the premises and the adjacent right-of-way.
43. Posters, banners, or signs displayed on the window frontage in excess of 25 percent of the window area are prohibited.
44. The placement of portable signs on sidewalks adjacent to the premise and temporary signs on walls and poles is prohibited.
45. The permittee shall install security cameras and security mirrors with sufficient coverage to enable adequate monitoring of the interior and exterior of the store, including parking areas and to the exterior front, sides, and rear of the building.
46. The loading zone for delivery trucks shall be located at the front of the building and shall not conduct delivery activities at the rear or sides of the building.